

**SPECIAL MEETING
AGENDA**

Wednesday, October 27, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

APPROVAL OF MINUTES

1. **Minutes of decisions from September 22, 2004** (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams):
 - a. 58-2004, Robert J. Correa, 205 Boston Post Road.
 - b. 62-2004, Daniel McNulty, 6 Woodley Road.
 - c. 65-2004, William W. Seymour & Associates on behalf of Shedd & Jane Glassmeyer, 2 McCrea Lane.
 - d. 66-2004, Michael & Cynthia Grant, 8 Circle Road.
 - e. 67-2004, Edward C. Holcomb & Heather A. Winters, 4 Waverly Road.

CONTINUATION OF PUBLIC HEARING

Opened on September 29, 2004 and continued to tonight, October 27, 2004. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Jeff Williams, and Peter Thoren. **This hearing must be completed by November 3, 2004** (within 35 days after its September 29th opening). Or the applicant may grant an extension allowing the ZBA to continue this hearing for up to 65 additional days. The next scheduled regular ZBA meeting is November 17th.

CALENDAR NO. 72-2004

The application of Marc J. Kurzman, Esq. on behalf of Darien Joint Venture, LLC and Trader Joe's East, Inc. filed on August 25, 2004 for an amendment to Stipulation #1 of the Resolution of ZBA Calendar No. 94-2001, to allow the preparation/cooking of products for customer free samples. The property is situated on the east side of the Boston Post Road at the corner formed by the intersection of Boston Post Road and Old King's Highway North and is shown

on Tax Assessor's Map #35 as Lot #1, being 440-444 Boston Post Road and located in a Designed Business – Two (DB-2) commercial Zone.

PUBLIC HEARINGS

CALENDAR NO. 81-2004

The application of Susan Lehan filed on September 22, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a two and one half story addition. Section 406: 14.9 in lieu of 21.7 feet minimum required side yard setback and 19.2 in lieu of 25.0 feet minimum required total of two side yards setback relative to the north property line; and 12.6 in lieu of 19.2 feet minimum required side yard setback and 18.4 in lieu of 25.0 feet minimum required total of two side yards setback relative to the south property line. The subject property is located on the east side of Holmes Avenue, approximately 250 feet north of the intersection of Holmes Avenue and West Avenue and is shown on Assessor's Map #24 as Lot #7, being 125 Holmes Avenue located in an R-1/3 and R-1/5 (residential) Zones.

CALENDAR NO. 82-2004

The application of Ilene Grimes filed on September 28, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of an attic addition with dormers. Section 406: 12.0 in lieu of 25.0 feet minimum required front yard setback and 25.0 in lieu of 50.0 feet minimum required front yard setback as measured from the centerline of Park Lane. The subject property is located on the west side of Park Lane approximately 300 feet south of the intersection of Holmes Avenue and Park Lane and is shown on Tax Assessor's Map #25 as Lot #6, being 16 Park Lane and located in an R-1/5 (residential) Zone.

CALENDAR NO. 83-2004

The application of Daniel McNulty filed on September 30, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a second story addition and a second story dormer. Section 406: 48.4 in lieu of 50.0 feet minimum required front yard setback and 23.6 in lieu of 35.0 feet minimum required side yard setback for the addition; and 19.1 in lieu of 35.0 feet minimum required side yard setback for the dormer. The subject property is located on the

east side of Woodley Road at the southeast corner formed by the intersection of Woodley Road and Ridge Acres Road, and is shown on Tax Assessor's Map #4 as Lot #59, being 6 Woodley Road and located in an R-2 (residential) Zone.

GENERAL MEETING

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation, and possible decision of Calendar No. 56-2004, Gleason, Hill & Ambrette, LLC on behalf of Robert R. & Elizabeth H. Cole, 865 Hollow Tree Ridge Road, previously heard by the ZBA on September 22, 2004. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams.
2. Discussion, deliberation, and possible decision of Calendar No. 64-2004, Robert F. Maslan, Jr. Esq. on behalf of Denis Manelski and Jennifer Manelski, 11 Pratt Island, previously heard by the ZBA on September 22, 2004. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams.
3. Election of Officers (by regular members Dick, Vic, Al, and Gary). Current term of Chair and Vice-Chair extends to June 30, 2005.
4. Requested amendment to the approved plans of Calendar No. 49-2004, William Ferguson, 4 Beach Drive.
5. General discussion of Application Materials.